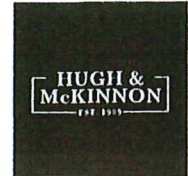




Presented by:  
**Pilar Osing - PREC**

Hugh & McKinnon Realty Ltd.  
Phone: 604-619-6408  
www.pilarosing.com  
Info@pilarosing.com



**Active**  
**R2820072**

Board: V  
House with Acreage

**315 DEACON LANE**

Islands-Van. & Gulf  
Galiano Island  
VON IPO

Residential Detached

**\$1,450,000 (LP)**

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,450,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1968**  
Frontage(feet): **160.00** Bathrooms: **2** Age: **55**  
Frontage(metres): **48.77** Full Baths: **2** Zoning: **SLR**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,960.00**  
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **West** For Tax Year: **2023**  
Lot Area (acres): **1.88** P.I.D.: **001-487-256** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **Yes: 180\* Ocean**  
Complex/Subdiv: **Galiano Island - North End**  
First Nation Reserve:  
Services Connected: **Electricity, Septic**  
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Addition**  
# of Fireplaces: **4** R.I. Fireplaces:  
Fireplace Fuel: **Electric, Wood**  
Fuel/Heating: **Electric, Forced Air, Wood**  
Outdoor Area: **Balcony(s), Sundeck(s)**  
Type of Roof: **Other, Torch-On, Wood**

Reno. Year: **1970**  
Rain Screen:  
Metered Water: **No**  
R.I. Plumbing:

Total Parking: **10** Covered Parking: **3** Parking Access: **Lane**  
Parking: **Open, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit: **None** Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Mixed**

Legal: **LOT 11 DISTRICT LOT 96 GALIANO ISLAND COWICHAN DISTRICT PLAN 18863**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Cleared, Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby, Waterfront Property**  
Features: **Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Refrigerator, Smoke Alarm, Storage Shed**

Finished Floor (Main):	1,145	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	250	Main	Bedroom	9'9" x 8'2"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	21'2" x 10'8"			x	Main 3
Finished Floor (Below):	640	Main	Dining Room	16'5" x 8'4"			x	Below 3
Finished Floor (Basement):	0	Main	Living Room	36' x 17'9"			x	
Finished Floor (Total):	2,035sq. ft.	Above	Bedroom	9'9" x 8'2"			x	
Unfinished Floor:	0	Above	Bedroom	16'10" x 10'6"			x	
Grand Total:	2,035sq. ft.	Below	Primary Bedroom	35' x 17'8"			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: <b>None</b>							x	
Basement: <b>Fully Finished</b>							x	

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **7**

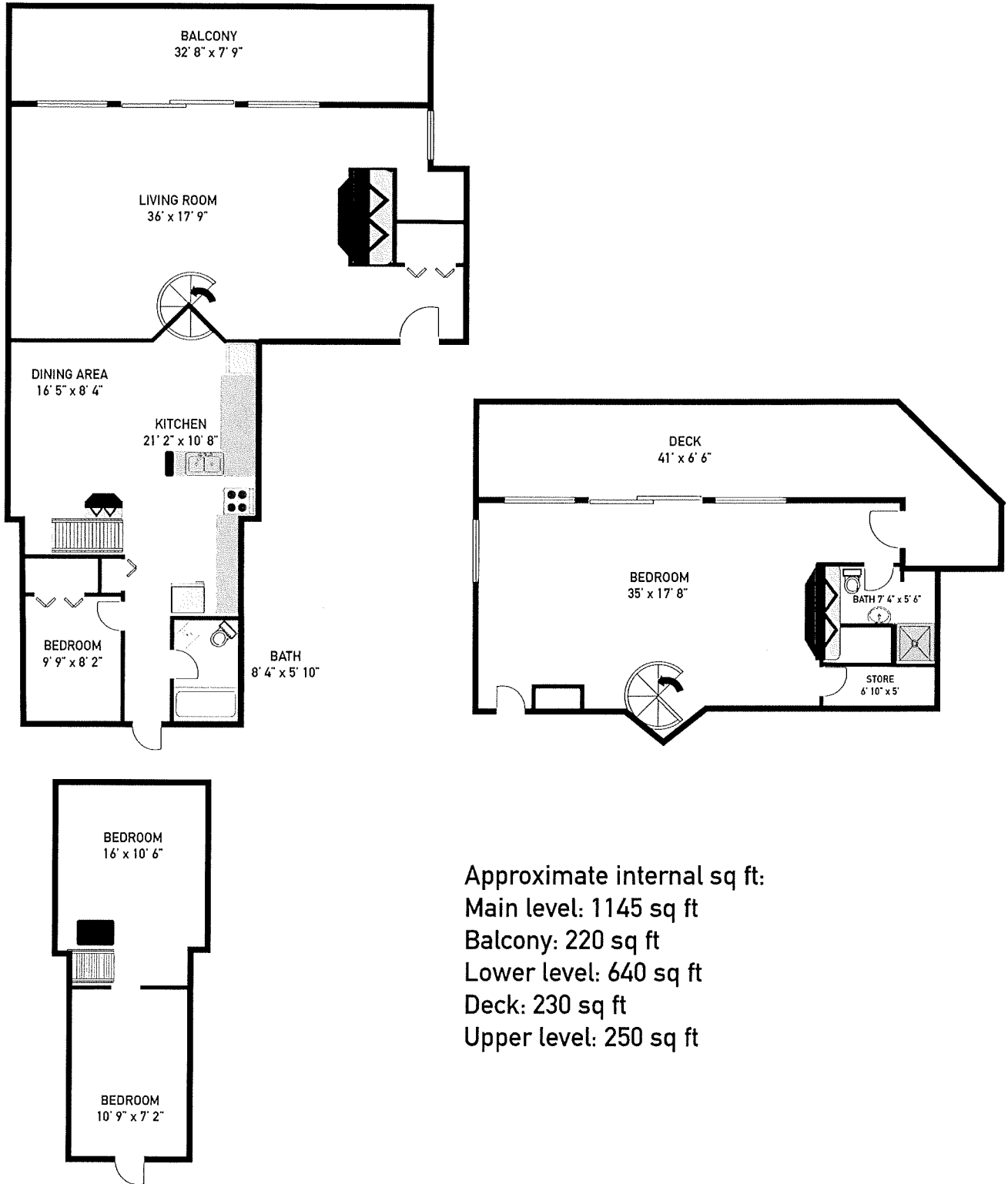
Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**Nestled up north on Galiano Island, this stunning, WEST facing WATERFRONT property with A-Frame cabin (with addition) is perched above Trincomali Channel, which separates Galiano and Saltspring Island. This bright, sun drenched property with mature fruit trees and a huge 900 sq ft garage is located just minutes from beach access, and 30 minutes from the ferry. The 2,000+ sq ft home is bursting with character. With a generator that supplies electricity when needed and 4 fireplaces (plus baseboard heat) this 4 bedroom, 2 bathroom home stays toasty warm in the winter – perfect for year-round living. With breathtaking, 180 degree ocean views from every level, this gem won't last long.**



# 315 Deacon Lane



Approximate internal sq ft:  
Main level: 1145 sq ft  
Balcony: 220 sq ft  
Lower level: 640 sq ft  
Deck: 230 sq ft  
Upper level: 250 sq ft

## LEGEND Operational Layers

### Bull Kelp Beds (2022)

- Dense
- Moderate
- Sparse
- Undetermined

### Eelgrass Meadows (2022)

- Dense
- Moderate
- Sparse
- Undetermined

- Terrestrial Ecosystem Mapping
- Water Courses (RAR)
- Water Bodies (RAR)

### Shoreline Units

- Altered
- Cliff
- Coastal Banks or Bluffs
- Estuary
- Sand / Cobble

### Shore Zones (Islands Trust)

- Bluffs
- Boulder/Cobble Beach
- Estuaries/Tidal Flats
- Pebble/Sand Beach
- Sea Cliff

- Agriculture Land Reserve

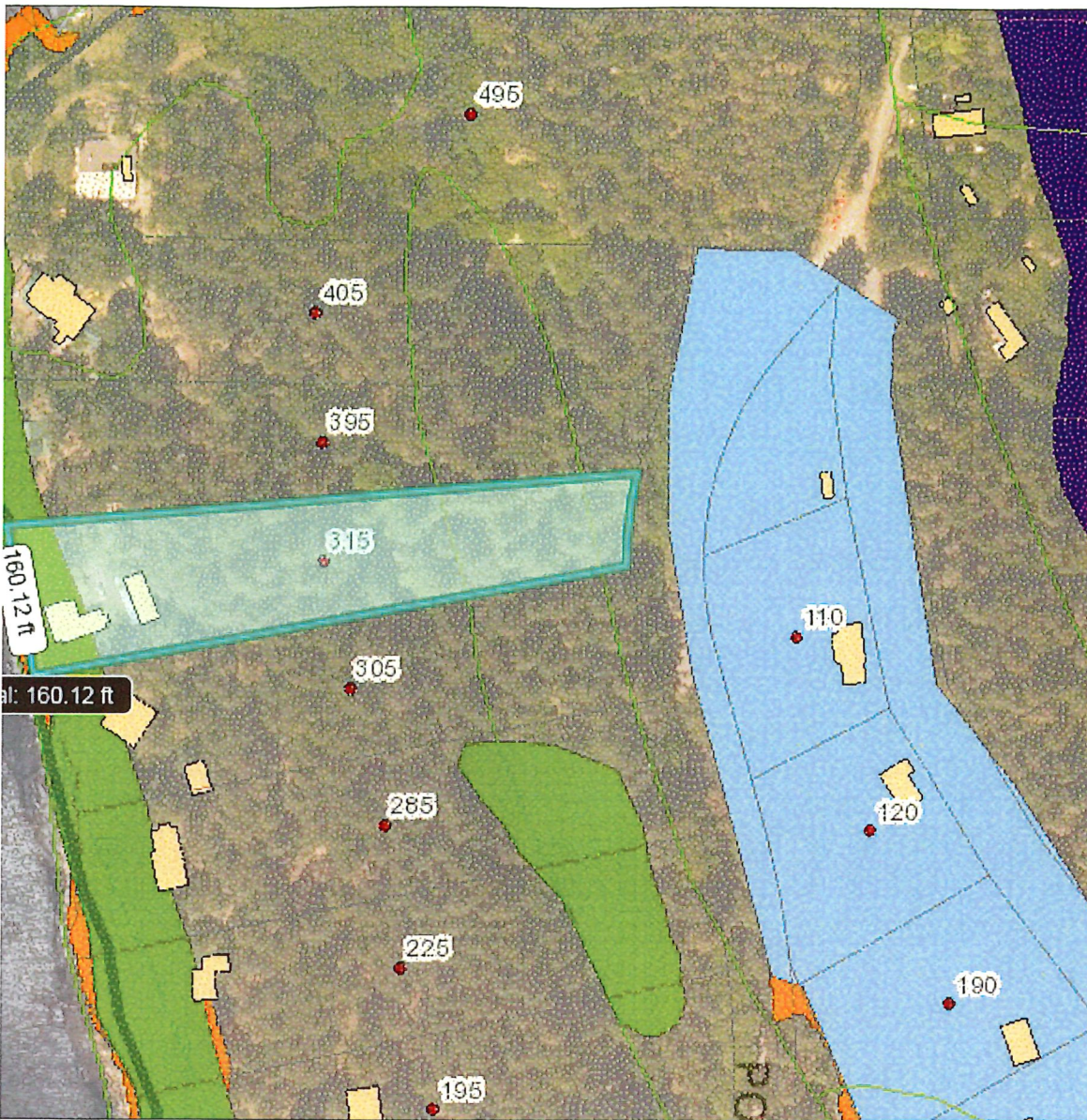
- PMFL

- Building Footprints

- Civic Address

### Crown Tenures

- CROWN GRANT
- INCLUSION
- INVENTORY
- LEASE
- LICENCE
- PERMISSION
- RESERVE

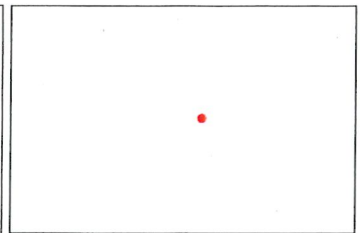


57.3 114.7 Meters

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September 18, 2023

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# Map Title



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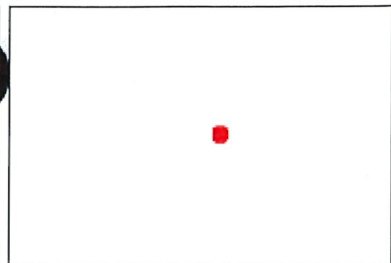
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October 17, 2023



**LEGEND - Base Maps**

- Property Boundary
- Roads
- Water Courses
- Lakes
- Zoning Boundary
- Zoning Class**
- Not Zoned
- Commercial/Industrial
- Community
- Residential
- Resource
- Water
- Contours**
- Index Contour
- Intermediate Contour

**Shore Zones (Islands Trust)**

- Bluffs
- Boulder/Cobble Beach
- Estuaries/Tidal Flats
- Pebble/Sand Beach
- Sea Cliff

**Land Owner Status**

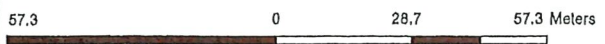
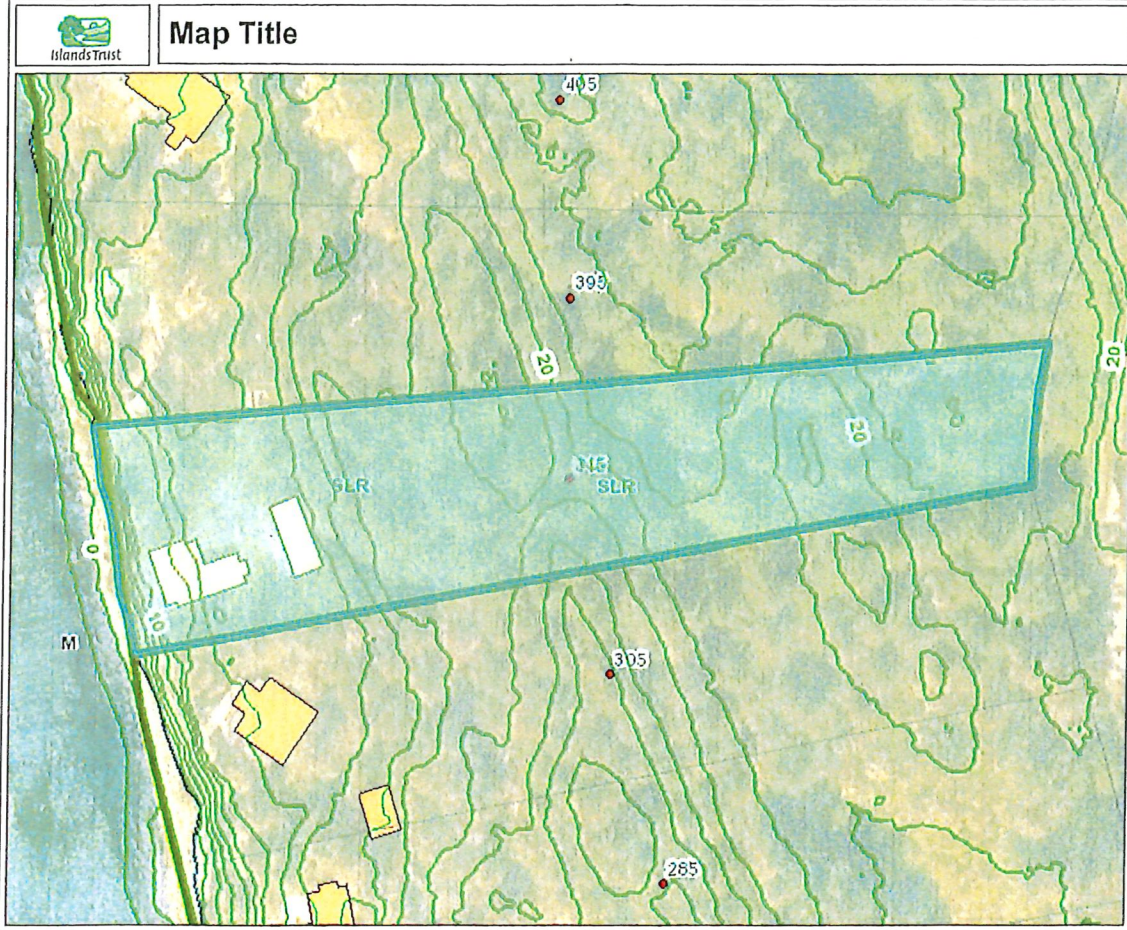
- CROWN AGENCY
- CROWN PROVINCIAL
- FEDERAL
- FIRST NATION
- MIXED OWNERSHIP
- MUNICIPAL
- NONE; UNKNOWN
- PRIVATE

- Water Service Areas
- First Nations Reserves
- Local Trust Area Labels**

**LEGEND - Operational Layers**

**LEGEND Operational Layers**

- Nature Reserves**
- Other Conservancy Owned
- Islands Trust Conservancy Owned
- Parks**
- Federal Park
- Provincial Park
- Recreation Park
- Regional Park
- Federal Marina Park
- Provincial Marina Park
- Bull Kelp Beds (2022)**
- Dense
- Moderate
- Sparse
- Undetermined
- Shoreline Units**
- Altered
- Cliff
- Coastal Banks or Bluffs
- Estuary
- Sand / Cobble
- Shore Zones (Islands Trust)**
- Bluffs
- Boulder/Cobble Beach
- Estuaries/Tidal Flats
- Pebble/Sand Beach
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- Contours 2m
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- PMFL
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- CROWN GRANT
- INCLUSION
- INVENTORY
- LEASE
- UNCLER



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1:1,128

October 4, 2023

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